081.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,000 / 740,000
					USE VALUE:	740,000 / 740,000
					ASSESSED:	740,000 / 740,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		KING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAZEL KEVIN J/ETAL
Owner 2:	KRAVITZ ELLEN M
Owner 3:	
Street 1:	10 KING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 1822 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	341,000		399,000	740,000
Total Card	0.115	341,000		399,000	740,000
Total Parcel	0.115	341,000		399,000	740,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.15 | /Parcel: 406.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 50232
GIS Ref:
GIS Ref:
Insp Date: 09/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,000	0	5,000.	399,000	740,000	740,000	Year End Roll	12/18/2019
2019	101	FV	276,200	0	5,000.	404,700	680,900	680,900	Year End Roll	1/3/2019
2018	101	FV	276,200	0	5,000.	302,100	578,300	578,300	Year End Roll	12/20/2017
2017	101	FV	276,200	0	5,000.	273,600	549,800	549,800	Year End Roll	1/3/2017
2016	101	FV	276,200	0	5,000.	262,200	538,400	538,400	Year End	1/4/2016
2015	101	FV	275,700	0	5,000.	222,300	498,000	498,000	Year End Roll	12/11/2014
2014	101	FV	275,700	0	5,000.	210,900	486,600	486,600	Year End Roll	12/16/2013
2013	101	FV	275,700	0	5,000.	200,600	476,300	476,300		12/13/2012

!6563!

PRINT

Date	Time
12/10/20	21:19:21

LAST REV

Date	Time
09/27/18	13:47:46
apro	
6563	

USER DEFINED

Prior Id # 1:	50232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHMITZ STEPHEN	26460-218		7/1/1996		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/1996	405	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
8/17/2018	MEAS&NOTICE	BS	Barbara S
12/8/2008	Meas/Inspect	189	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
2/14/2000	Inspected	276	PATRIOT
1/11/2000	Measured	264	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22628975
Const Adj.:	0.99742496
Adj $ / SQ:	152.892
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423612
Depreciation:	82604
Depreciated Total:	341008

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

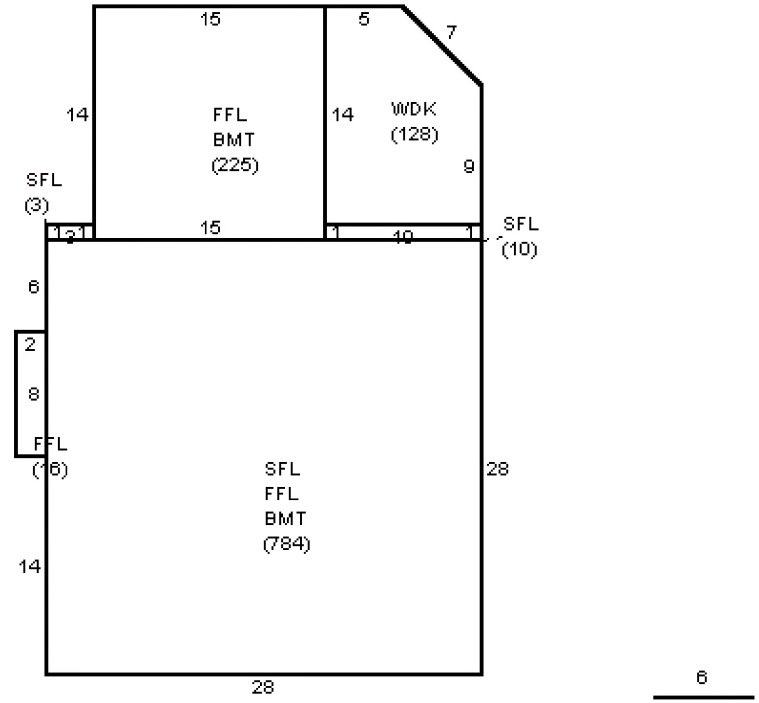
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,025	152.890	156,714
BMT	Basement	1,009	45.870	46,280
SFL	Second Floor	797	152.890	121,855
WDK	Deck	128	13.780	1,763

Net Sketched Area:	2,959	Total:	326,612
Size Ad	1822	Gross Are	2959	FinArea	1822
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	152.89
Special Features:	0	Val/Su Net:	115.24
Final Total:	341000	Val/Su SzAd	187.16

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	